



राजपत्र, हिमाचल प्रदेश (असाधारण)

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशन

शिमला, सोमवार, 4 दिसम्बर, 2000/13 अग्रहायण, 1922

हिमाचल प्रदेश सरकार

नगर एवं ग्राम योजना विभाग

अधिमूचना

शिमला, 25 सितम्बर, 2000

संख्या : हिम/टी०पी०पी० जे०टी०/नालागढ़/3/भाग-I--राज्य सरकार न, हिमाचल प्रदेश नगर एवं ग्राम योजना अधिनियम, 1977 (1977 का 12वां) का धारा-20 की उप-धारा (1) द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए, उक्त अधिनियम की धारा-19 की उप-धारा (2) के अन्तर्गत निर्देशक, नगर एवं ग्राम योजना विभाग, हिमाचल प्रदेश द्वारा पठाई गई नालागढ़ योजना क्षेत्र की विकास योजना का बिना किसी उपांतरण के अनुमोदन कर दिया है।

अतः हिमाचल प्रदेश के राज्यपाल, उक्त अधिनियम की धारा 20 की उप-धारा (4) द्वारा प्रदत्त शक्तियों का प्रयोग करने हुए जैसे कि राज्य सरकार द्वारा अनुमोदित, नालागढ़ योजना क्षेत्र की विकास योजना को सहर्ष प्रकाशित करते हैं और यह नोटिस देते हैं कि उक्त विकास योजना की एक प्रति का कार्यालय समय के दौरान निम्नलिखित कार्यालयों में निरीक्षण किया जा सकेगा।

1. आयुक्त एवं सचिव (नगर एवं ग्राम योजना),

हिमाचल प्रदेश सरकार, शिमला-171 002.

2. निदेशक,
नगर एवं ग्राम योजना विभाग,
नगर योजना भवन,
ब्लॉक नं० 32-ए, कर्मशियल कम्प्लेक्स,
शिमला-171 009, हिमाचल प्रदेश।
3. सहायक नगर योजनाकार,
उप-मण्डलीय नगर योजना कार्यालय, परवानु
जिला सोलन, हिमाचल प्रदेश।

यह विकास योजना इस अधिसूचना के हिमाचल प्रदेश, राजपत्र में प्रकाशित किए जाने की तारीख प्रवृत्त होगी।

प्रदेश द्वारा,

(अभय शुक्ला),
आयुक्त एवं सचिव (टी० सी० पी०)।

[Autharitative English Text of Government Notification No. HIM/TP/PJT/Nalagarh/93/Volume-I, Shimla dated 25-9-2000 as required under clause (3) of Article 348 of the Constitution of India].

TOWN AND COUNTRY PLANNING DEPARTMENT

NOTIFICATION

Shimla-2, the 25th September, 2000

No. HIM/TP/PJT/Nalagarh/93/Volume-I.—Whereas the State Government in exercise of the powers vested in it under sub-section (1) of Section-20 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) has approved the Development Plan for Nalagarh Planning Area in District Solan, Himachal Pradesh as prepared by the Director, Town & Country Planning Department, Himachal Pradesh under sub-section (2) of Section 19 of the said Act, without modification.

Now, therefore, in exercise of the powers vested in him under sub-section (4) of section-20 of the Act *ibid*, the Governor, Himachal Pradesh is pleased to publish the Development Plan for Nalagrah Planning Area as approved by the State Government and gives notice that a copy of the said Development Plan may be inspected in the following offices during office hours, namely:—

1. The Commissioner-cum-Secretary (TCP) to the Government of Himachal Pradesh, Shimla-2.
2. The Director, Town and Country Planning Department, Block No. 32-A, Commercial Complex, Kasumpti, Shimla-171009, Himachal Pradesh.
3. The Assistant Town Planner, Sub-Divisional Town Planning Office, Parwanoo, District Solan, Himachal Pradesh.

This Development Plan shall come into operation from the date of publication of this Notification in the Himachal Pradesh Gazette.

By order,

AVAY SHUKLA,
Commissioner-cum Secretary.

DEFINITIONS

Unless the context otherwise requires the definition of following words used in this Development Plan shall mean as under:—

- (1) "Act" means the Himachal Pradesh, Town and Country Planning Act, 1977 (Act No. 12 of 1977).
- (2) "Applicant" means a person who gives notice to the Department of his intention to erect or re-erect a building and shall include his legal heirs/representatives.
- (3) "Authorised Officer" means an Officer of the Department specially authorised to perform certain functions under this Act.
- (4) "Advertisement" means any word, letter, model, sign, display board, notice, device or representation in any manner, whatsoever, wholly or in part, intended for the purpose of advertisement, announcement of direction, and includes any structure used or adopted for the display.
- (5) "Attic floor" means a small structure erected within the roof of a building.
- (6) "Amenities includes roads and streets, water and electric supply, open spaces, parks, recreational areas, natural feature, play grounds, street lighting, drainage, sewerage and other utilities, services and conveniences.
- (7) "Balcony" means a cantilevered horizontal, projection from the wall of a building without any vertical support and having parapet wall, balustrace or railings and intended for human use.
- (8) "Basement" means the lower storey of a building below or partly below ground level.
- (9) "Building" means any structure constructed for whatsoever purpose and of whatsoever material and every part there of whether used as human habitation or not, and includes foundation plinth, walls, floors, roofes, chimneys, plumbing and building services, fixed platform varandah, balcony, cornice or projection part of a building or any thing affixed thereof. Out door display structure, tents, shamyanas and tarpaulin shelter shall not be considered as building:—
- (10) "Building Operation" includes:—
 - (i) erection or re-erection of a building or any part thereof ;
 - (ii) roofing or re-roofing of any part of building or an open space ;
 - (iii) any material alteration as enlargement of a building ;
 - (iv) any such alteration of a building as is likely to alter its drainage or sanitary arrangements or materially affect its security ;
 - (v) the construction of door opening on any street on land not belonging to owner:
- (11) "Building line" means a fixed line, if any, specified for a site beyond which no building with in the site other than a compound wall shall project.
- (12) "Chajja" or sun shade means a sloping or horizontal structural over hang usually provided over openings on external wall to provide protection from sun and rain not projecting more than 45 cms. from the outer surface of the extenal wall.
- (13) "Court Yard" means an area open to the sky with in the boundary of a plot, which is enclosed or partially enclosed by the building, boundary wall or railing and provides light and ventilation etc. one or more habitable rooms. It may be at ground floor level within or adjacent to a building.

- (14) "Commercial Building" means a building used or constructed or adopted to be used wholly or partially, principally for shops, offices, banks or other similar commercial purposes or for purpose authorised by the Director, Town & Country Planning Department.
- (15) "Class of building" means a building is one of the four categories:—
- (a) Residential building;
 - (b) Commercial building;
 - (c) Public building ;
 - (d) Ware house and Industrial building.
- (16) "Covered Area" means Ground area covered immediately above the plinth level covered by the building but does not include the spaces covered by:—
- (a) Garden rockery, well and well structures, plant nursery, water pool, swimming pool (if uncovered) platform round a tree, tank, fountain, bench, chabotra with open top and un-enclosed on sides by walls and the like;
 - (b) Drainage culvert, catch-pit, gully-pit, chamber, gutter and the like; and
 - (c) Compound wall, gate, slide, swing, canopy, area covered by chajja or a like projections and stair cases which are un-covered and open atleast on three sides and also open to sky.
- (17) "Dwelling unit" means a building or a part there of which is used or is intended to be used for human habitation.
- (18) "Development" with its gramatical variations means the carrying out of a building, engineering, mining or other operations in, on, over or under land or the making of many material change in any building or land or in the use of either, and includes sub-division of any land.
- (19) "Development Plan" means Interim Development Plan or Development plan prepared under this Act.
- (20) "Director" means the Director of Town and Country Planning Department appointed under this Act.
- (1) "Erection or-re-erection" of any building shall include:—
- (i) any material alteration or enlargement of any building.
 - (ii) the conversion by structural alteration into a place for habitation of any building not originally constructed for human habitation.
 - (iii) the conversion into more than one place for human habitation of a building originally constructed as one such place.
 - (iv) the conversion of two or more places of human habitation into a greater number of such places ;
 - (v) such alternation of a building as effect on alteration of its drainage or sanitation arrangements, or materially effect its security.
 - (vi) the addition of any rooms buildings out houses or other structure to any building ; and
 - (vii) the construction in a wall adjoining a street or land not belonging to the owner of the wall, of a door opening onto such street or land.
- (22) "Existing Landuse map" means a map indicating the use to which lands in any specified area are put at the time of preparing the map and include the register prepared with the map giving details of land use and ownership.

- (23) "Front" as applied to a building shall mean the portion facing the street from which it has access.
- (24) "Garage" means a building or portion thereof used or intended to be used for shelter storage or parking of a wheeled vehicle.
- (25) "Ground Floor" means the storey which has its floor surface nearest to the ground but not portion below the ground surrounding the building.
- (26) "Green belt" means the stretch of open country side all around the city reserved for a special purpose of limiting growth of the city and it shall remain operating for agriculture activities. This shall be kept free from all building operations and only utilized for special purposes and with the special approval of the Director Town and Country Planning Department.
- (27) "Land" includes benefits arising out of land and things attached to the earth or permanently fastened to anything attached to the earth.
- (28) "Mamti" means a small structure erected on the roof of a building at the head of a stair case to protect such stair case from weather.
- (29) "Open terrace" means a portion of flat roof which is open to sky.
- (30) "Owner" includes a mortgagee in possession a person who for the time being is receiving or is entitled to receive, or has received, the rent or premium for any land whether on his own account or on behalf of or for the further benefit of any other person or as an agent, trustee guardian or receiver for any other person or for religious or charitable institutions who would receive or the rent or be entitled to receive the rent or premium if the land were to be let and includes a head of a Government department, General Manager of a Railway and the Chief Administrator by whatever name designated or a local authority, statutory authority, company, corporation or undertaking in respect of properties under their control.
- (31) "Planning Area" means any area declared to be planning area under Himachal Pradesh Town and Country Planning Act, 1977.
- (32) "Plinth level" means the level of the ground floor of a building.
- (33) "Plinth" means the portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground.
- (34) "Plinth height" means the height of a ground floor above the finished ground level as defined in the layout plan/zoning plan.
- (35) "Plinth Area" the built up covered area measured at the floor level of the basement or of any storey.
- (36) "Public Building" means building used or constructed or adopted to be used, either ordinarily or occasionally as a place of public worship or as a hospital, college, school, Hotel, Restaurant, theatre/Cinema, fire station, Police Station, Petrol pump, Community Hall, Public Lecture room, Public Exhibition, or as public place of assembly or entertainment or persons admitted there to by tickets or otherwise, or used or constructed or adopted to be used either ordinarily or occasionally for any similar public purpose.
- (37) "Rear" as applied to a building means the portion which is on the opposite of front.
- (38) "Residential Building" means a building used or constructed or adopted to be used wholly or principally for human habitation and includes all garages, stables or other out buildings appertaining there to.
- (39) "Site" means a parcel (piece) of land enclosed by definite boundaries.
- (40) "Storey" means the portion of a building included between the surface of any floor and the surface of floor next above it or if there be no floor above it, then the space between any floor and ceiling next above it.

- (41) "Street" means any means of access, namely highways, street, lane, pathway, alley, stairway, passage way, carriage way, footway, square, place or bridge, whether a thorough fare or not, over which the public have a right of passage of access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm water drains, culverts, side walks, traffic islands, road side tree and hedges, retaining walls, fences, barriers and railings within the street lines.
- (42) "Sewage drain" means a drain for carrying solid or liquid filth and waste liquids, such as conduits or pipe being the property of or vested in the Government or public authority responsible for the disposal of such sewage and where the public sewer does not exist, the septic tank along with soak pit shall be provided by the applicant.
- (43) "Storm Water drain" "or rain water drain" means a drain used or constructed to be used solely for conveying to natural drainage or any sewer (either directly or through for other drain) any rain water of roofs or ground surfaces either paved or unpaved but shall not include a rain water pipe.
- (44) Set back line:—A line usually parallel to the plot boundaries or centre line of road and laid down in each case by the Department or as per recommendations of zoning layout plan, beyond which nothing can be constructed towards the plot boundaries.
- (45) "Sector" means any sector of a Planning Area for which under the Development Plan a detailed sectoral plan is prepared.
- (46) "Temporary building" means a building built of unbrunt bricks, brunt bricks without mortar, corrugated sheets, bamboo, thatch, wood boarding or plywood but shall not include a building built of burnt bricks, cement blocks or stones laid in mortar. In no case, it shall be allowed to stand three months or such period as may be extended by the competent authority after the validity of the sanctioned plan expires.
- (47) "Top most storey" means the upper most storey in a building whether constructed wholly or partially in the roof or not, and whether used or constructed or adopted for human habitation or not but shall not include a mamti.
- (48) "HEIGHT OF BUILDING".—The vertical distance measured in case of flat roofs from the average level of the centre line of adjoining street to the highest point of the building adjacent to the street wall and in the case of pitched roof, upto the point where the external surface of the outer wall intersect the finished surface of the sloping roof and in the case of gables facing the road, the mid point between the eaves level and the ridge—Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking height. If the building does not abut on the street the height shall be measured above the average level of the ground around and contiguous to the building.

CHAPTER-I

GENERAL PROFILE

1.1 Nalagarh town, seat of erstwhile state of Nalagarh, situated amidst outer Himalayas and Shiwalik hills, is growing industrial-cum-commercial centre. The name of town appears to have been derived from words of "Nallah" and "Garh" i. e. fort amidst area with rivulets. The fort and palace of the Raja of Nalagarh perched on a spur gives beautiful view of the town. After merger of Nalagarh tehsil into Himachal Pradesh during reorganisation of the States in 1966, the town has witnessed fast development. The present town developed on Pinjaur-Swarghat and Shimla-Kunihar-Roopar State Highways is likely to grow faster as commercial-cum-industrial centre.

1.2 Situated at an altitude of about 595 meters, Nalagarh has 31°-3'-0" North Latitude and has 76-43'-0" East Longitude. According to revenue records, Planning Area is spread in an area of 740 hectares having population of 11675 persons as per 1991 census. It is well connected by roads with Chandigarh, Shimla, Delhi, Kalka, Ropar, Mandi, Una and Hamirpur.

1.3 Located on flat land amidst outer Himalayas and Shiwalik Hills, the town is marked by low hills in the east, Chikni Khad in North-West and Khare Pani-Ka-Choa in the South. The Planning Area is drained by numerous tributaries of Sirsa river emanating from hills in the vicinity of town. These seasonal strems/choes remain dry for most of the year and are prone to flash floods during monsoons. Terrain amidst streams and rivulets is flat and gently sloping. Geological formation generally is of sand, gravels and clay.

1.4 Nalagarh Planning area has moderate and salubrious climate. Average Yearly rainfall is about 107 cm. with occasionally foggy weather. Temperature varies from 8° C to 42 C. Most of the rainfall occurs in July-September. However, sufficient rainfall is received in winter also.

1.5 On account of probability of linking Nalagarh with Ghanauli (Near Ropar in Punjab) through railway line and upgrading of State Highway to National Highway, industrial and commercial activities are likely to grow faster in the town. Moreover, it has potentials to emerge as a regional growth centre.

CHAPTER-2

PLANNING IN REGIONAL CONTEXT

2.1 Taking into consideration perspective planning needs and physical growth trends town, Government of Himachal Pradesh vide notification No. PW (B) 15 (1)-3/84 dated 3-12-85 extended Himachal Pradesh, Town & Country Planning Act, 1977 (Act No. 12 of 1977) to Nalagarh Planning Area and constituted its boundaries vide notification No. PW (B) 15 (1)-3/84 dated 3-12-85 as published in Himachal Pradesh Gazette on dated 16-12-1985 and defined its limits as under:—

Sl. No.	Name of Revenue Village	Hadbast No. of Revenue Village	Patwar circle
1.	Sori	132	
2.	Chuhuwal	136	
3.	Nalagarh Khas	139	
4.	Thanthawal	125	
5.	Rajpura	128	Nalagarh
6.	Musewal	126	
7.	Ranguwal	127	
8.	Rudyali	138	
9.	Dattowal	137	

The Nalagarh Planning Area shall be bounded from outer side as under:—

* North.—Bounded by Shabowal Village H. B. No. 131 then following Ghansot Ka Choe merging with Bhumian H. B. No. 133 merging with inter-section of Ghansot ka-Choe & Ramshahar Road.

East.—Then following Municipal & Forest boundary starting from intersection of Ramshahar road and Ghansot ka Cho down upto eastern corner of Municipal land & Forest boundary.

South.—Then following Municipal and Forest boundary passing through Rakh Mahantan & Rakh Nalagarh, upto Khara Pani Ka Nallah intersecting Kalka road.

West.—Starting from bridge at intersection of Khara Pani Ka Nalla at Kalka road bounded with Kirpalpur, Nikkuwal and Ghogarwal then following outer limits of Khasra No. 238-39 of Thanthewal H. B. No. 125 connected with Rasta Khasra No. 134 touching Musewal following outer limits of Khasra No. 140, 142, 155, 168 and 170 and then following outer limits of Khasra No. 252 of Ranguwal and Mustital No. 10 and 9 of Rajpura and then bounded by Bhat-tanwal H. B. No. 129 and Sahewal H. B. No. 130 and Shabowal H. B. No. 131.

2.2 The Planning Area, as delineated, measures 740 hectares approximately.

2.3 Nalagarh, which was established as an administrative centre acquire multifunctional character due to coming up of industries, grain market, hospital, college and financial institutions. With its potential for growth, Nalagarh will continue to flourish as an important, industrial, trade and service centre for the region.

2.4 On account of suitable location on Pinjaur-Swarghat-National Highway No 22-A and near to Kalka, Ropar and Ghazuli Railway Stations, Nalagarh is emerging as an important industrial centre with potential for establishment of allied industries, Nalagarh has immense potential for future growth. It is, therefore, essential that future development of the town is regulated in planned manner.

2.5 According to 1981 census, District Solan had 3,03,280 population where as population of the State was 42,80,818 which is 7.08% of the total population of the State. The growth of population as per 1991 census for District Solan is 3,79,320 and for the State, it is 51,11,079 which is 7.42% of total population of the State. District Solan has growth rate of 27.75% during the decade 1971-81 and 25.07% during the decade 1981-91 where as growth rate of the State in the decade 1971-81 was 23.71% and during the decade 1981-91 as 19.39%. The population of District is likely to grow 95,000 person per decade, part of which is bound to migrate to nearest growth centre in search of employment. Nalagarh having enormous growth potential as administrative, trade and industrial centre, is likely to absorb the same.

2.6 Majority of population of region is dependent upon primary activities like agriculture and forest. As per 1981 census 67.86% of total work force in District Solan was engaged in above activities against 70.80% in the State. The 1991 census shows that 58.11% of total work force is engaged in agriculture and forest activities in District Solan against 68.71% in the State. The Valley area of Nalagarh is most suitable for growing of cereal Crops, table potatoes, mangoes and citrus crops. The maize, paddy and wheat are principal crops and potato, tomato, ginger and other vegetables are main cash crops.

2.7 Nalagarh is famous for its historic cattle fair and Shitla fair, during which huge commercial exchanges of cattle and goods takes place. Hindu temples of Lord Shiva, Bhaleshwara and Shitla besides Mosque and Gurudwara are located at Nalagarh. Taradevi & Pirthan temples are also located in the vicinity of town.

CHAPTER-3

DEMOGRAPHIC CHARACTERISTIC AND ECONOMIC BASIS

3.1 The growth rate of population in Nalagarh town during last three decades of 1961-71, 1971-81 and 1981-91 was 18.75%, 53.82% and 31.89% respectively against average Urban population growth rate of 34.76% in the State during 1971-81 decade and 36.46% during 1981-91. The population of Nalagarh town has increased from 3096 in 1961 to 7448 in 1991, registering an increase of 140.57% over a period of 3 decades. It is however, anticipated that growth rate in coming decades will be more. Nalagarh town and surrounding villages which constitute Planning Area, had total population of 11675 persons in 1991 against 8224 persons in 1981, registering a growth rate of 41.96% during 1989-1991 as given below:—

Table : 1. Growth of Population in Nalagarh Planning Area 1961-91

Year	Population	Decade Variation	Variation % age decadal
1	2	3	4
1961	.. 4,590	—	—
1971	.. 5,623	1,033	22.50
1981	.. 8,224	2,601	46.26
1991	.. 11,675	3,451	41.96

Source.—(a) District Census Handbook of Solan, 1961, 1971 & 1981.

(b) Himachal Pradesh Census supplement 1991.

3.2 High growth rate of population during 1971-81 can be attributed to establishment of labour intensive industries in the Planning area. The percentage decadal fall of 4.30% in the growth of population in Nalagarh Planning Area during the decade 1981-91 can be said due to the awareness of Family Planning and establishment of more industries in nearby Baddi-Barotiwala town and due to sick industries.

3.3 The composition of Urban and Rural population in Planning Area is as under:—

Table 2.—Urban and Rural Population in Nalagarh Planning Area 1961-1991

Year	Total population of planning area	Urban		Rural	
		Population	% age to total population	Population	% age to total population
1	2	3	4	5	6
1961	.. 4,590	3,096	67.45	1,494	32.55
1971	.. 5,623	3,671	65.28	1,952	34.72
1981	.. 8,224	5,647	68.66	2,577	31.34
1991	.. 11,675	7,448	63.79	4,227	36.21

Source.—(a) District Census Handbook of Mahasu, Shimla & Solan, 1961, 1971 & 1981.

(b) Himachal Pradesh Census Supplement, 1991.

3.4 According to 1991 Census, Nalagarh town has 867 females per thousand males against ratio of 915 and 996 for District Solan and for the State of Himachal Pradesh respectively. Sex ratio is due to low in town in comparison to District and State figures and indicate single migrants to town due to job opportunities from other parts of the state. Sex composition of Urban population in comparison to total planning area population is as given below:—

Table 3.—Sex Composition of Population 1961-1991

Year	Urban Area			Total Planning Area			
	Male	Females	Females/ 1000	Male	Females	Females/ 1000	
1	2	3	4	5	6	7	
1961	..	1,701	1,395	820	2,480	2,110	851
1971	..	1,972	1,699	891	3,007	2,616	870
1981	..	3,164	2,483	785	4,517	3,707	821
1991	..	3,991	3,457	867	6,332	5,343	844

Source.—(a) Town Directory, Series 7, Himachal Pradesh, Census of India 1981.

(b) District Census Handbooks Mahasu, Shimla, Solan 1961, 1971 & 1981.

(c) Himachal Pradesh Census Supplement, 1991

3.5 Literacy in Nalagarh town as per 1991 census is 70.82% and among females it is only 41.97%. The female literacy in Planning Area is only 40.21% against total literacy of 63.40%. The literacy of population in Nalagarh Planning Area and Nalagarh Town has been shown below :—

Table 4.—Literacy in Nalagarh Planning Area 1961-1991 Literates

Year		Total Popula- tion	Total Literates	Male	% age	Female	% age	% age of Popula- tion
1		2	3	4	5	6	7	8
1961	..	4590	1788	1196	66.89	592	33.11	38.95
1971	..	5623	2537	1575	62.00	962	38.00	45.11
1981	..	8224	4719	2981	63.17	1738	36.83	57.38
1991	..	11675	7402	4426	59.79	2976	40.21	63.40

Source.—District Census Hand Books of Mahasu, Shimla & Solan 1961, 1971 & 1981.

(b) Himachal Pradesh Census supplement, 1991.

Table 5—Literacy in Nalagarh Town 1961—1991 :

Year	Total Popula- tion	Total Literates	Literates				% age of total popula- tion	
			Male	% age	Female	% age		
1	2	3	4	5	6	7	8	
1961	..	3096	1604	1033	64.40	571	35.60	51.80
1971	..	3671	2075	1232	59.08	853	40.92	56.79
1981	..	5647	3678	2269	61.69	1409	38.31	65.13
1991	..	7448	5275	3061	58.03	2214	41.97	70.82

Source.—(a) District Census Handbooks of Mahasu, Shimla and Solan 1961, 1971 and 1981.

(b) Himachal Pradesh Census Supplement, 1991.

3.6 The age structure of population of Nalagarh Town has been worked out on the basis of socio-economic survey conducted by Town & Country Planning Department, details of which are as under:—

Table 6 —Age Structure of Population Nalagarh Planning Area 1987-88 :

Age Group	Popula- tion in 1987	% age to total Population
1	2	3
0-15	4010	36.93
16-60	6000	55.24
Above 60	850	07.83
Total	10,860	100.00

Source.—Town & Country Planning Department Socio-economic Survey, 1987.

About 43% population is in reproductive age group of 16 to 45 years, which indicates that there will be high natural growth of population in Nalagarh in coming years. Higher percentage of total population of 55.24% in working age group 16-60 years is due to higher job opportunities and better facilities in town from its hinter land as well as other parts of the State.

3.7 According to socio-economic survey conducted by the Town & Country Planning Department in the year 1987-88 the Martial status of population in Nalagarh Planning Area is as under:—

Table 7—Martial Status of Population in Nalagarh Planning Area 1987-88 :

Category	Nos	% age
1	2	3
Single	5570	51.30
Married	4770	43.92
Widow	520	4.78
Total	10860	100.00

Higher %age of single population is due to young engaged in industries.

Source.—Town & Country Planning Department, Socio-economic Survey, 1987.

3.8 Nalagarh town will register high growth rate due to expanding industries, wholesale and retail commercial activities rural-urban migration, better amenities and proposed extension of Railwayline from Ghanauli upto Nalagarh. In view of above factors it is anticipated that population in Nalagarh Planning Area upto the Year 2015 will be about 29000 approx.

Table 8—Population Projection for Nalagarh Planning Area 1961—2015 :

Year	Popula- tion
1	2
1961	4590
1971	5623
1981	8224
1991	11675
2001	16375
2011	22729
2015	29000

Source.—(i) Projections based on Census Handbook of Solan District 1961, 1971 & 1981.
(ii) Himachal Pradesh Census Supplement 1991.

3.9 Nalagarh is dominated by tertiary sector, as 81.29% workers were engaged in this activity in 1987. Out of total population of Planning Area, 36.83% are workers according to survey conducted by Town & Country Planning Department during the year 1987-88. This rate is higher than District and State Average of 34.52% and 34.36% as per 1981 census and 35.25 % and 33.83% as per 1991 census respectively. High percentage of workers in Planning Area is due to in migration of Workers who are mostly living without their families in Nalagarh Planning Area. It is

anticipated that participation ratio will increase from 36.83% in 1987 to 39% by the year 2001, 40% by the year 2011 and 41% by the year 2015 as given below:—

Table 9—Projection of Work Force 1987—2015 :

* Year	Total Popula- tion	%age of workers to total Popula- tion	Total workers
1	2	3	4
1987	10860	36.83	4000
1991	11675	38.00	4436
2001	16375	39.00	6386
2011	22729	40.00	9091
2015	29000	41.00	11890

Source.—Projection based on Town & Country Planning Department Socio-economic Survey 1987-88.

3.10 Occupational structure which is dominated by tertiary sector of economy in planning area, will shift steadily to secondary sector because of development of industries. However, dominance of tertiary sector will continue in urbanisable area. Workers in different sectors are anticipated as under:—

Table 10—Sector-wise Projection of Work Force in Nalagarh Planning Area 1987—2015 :

Sector	1987		1991	
	Workers	% age	Workers	% age
1	2	3	4	5
Primary	240	6.00	222	5.00
Secondary	520	13.00	665	15.00
Tertiary	3240	81.00	3549	80.00
Total	4000	100.00	4436	100.00

Sector	2001		2011		2015	
	Workers	% age	Workers	% age	Workers	% age
	6	7	8	9	10	11
Primary	256	4.00	273	3.00	309	2.60
Secondary	1277	20.00	2273	25.00	3210	27.00
Tertiary	4853	76.00	6545	72.00	8371	70.40
Total	6386	100.00	9091	100.00	11890	100.00

Source.—Projections based on District Census Handbook, Solan and Town & Country Planning Department Socio-economic Survey, 1987.

3.11 As tertiary sector is already saturated, there is a little scope for growth in this sector. Industries based on agriculture, horticulture and forest sectors can be established in big way. Local handicrafts are required to be encouraged to generate more employment opportunities. Pollution free household industries and large medium and manufacturing units can be established. As Agricultural land in Nalagarh Planning Area is quite productive, there is scope of accommodating some work force in activities such as production of vegetables, dairy and poultry farming, horticulture, bee keeping, sericulture etc.

CHAPTER 4

DEVELOPMENT PATTERN AND REQUIREMENTS

4.1 Development pattern of Nalagarh has been governed by various constraints imposed by hill ranges, streams, rivulets, seasonal choes and reserved forests. The Planning Area is marked by Kasauli hill range in east and Chikni Khad and Kahare Pani-Ka-Choa in North, West and South. Town has acquired ribbon development along Pinjaur-Swarghat National Highway, Nalagarh-Ropar State Highway & Nalagarh-Bharatgarh roads. The area of town is broken in many fragments like main town at the foot of hillrange along with place overlooking the town, industries on Ropar and Bharatgarh roads and colony of H. P. I & PH across Peerghat mound on Pinjaur-Swarghat Road. Development is coming up fast along aforesaid roads. Existing development pattern and requirements of land by the year 2015 for Housing, Trade and Commerce, industry, Community facilities and services including parks and open spaces, Government and Semi-Government Offices, Traffic and Transportation beside sewerage and drainage and electricity have been discussed in following paras.

4.2 Housing :

4.2.1 According to survey conducted by Town & Country Planning Department during the year 1987-88, it has been observed that 34% houses are in bad condition, 39% in moderate, 20% in fair and 7% in good condition in Planning Area. The 38% of houses have R.C.C. roofs and 62% have other roofs. The 57% of houses are 10 to 19 years old, 27% houses 20 to 49 years old, and 16% houses are 50 and more than 40 years old. Average family sizes 4 to 7 persons. Owner tenant ratio is 5:1.

4.2.2 Some industries have come up adjacent to residential areas, which create smoke and noise pollution. These industries are required to be shifted from existing location.

4.2.3 It is anticipated that population of Nalagarh Planning Area will increase to 29000 by the year 2015 out of which 26000 population will be living in urbanisable area and remaining 3000 in rural areas falling within planning area. On the basis of family size of 4 persons, 6500 families will be residing in urbanisable Area. It is estimated that 87 hectares of land will be needed for residential purpose for accommodating 26000 population by the year 2015, giving a population density of 300 persons per hectare.

4.3 Trade and Commerce :

4.3.1 Present Commercial Areas are not functionally suited to meet with the demands of growing and dispersing population. These areas are concentrated in core of town and are characterised by high congestion as most of the shopping streets have quite inadequate width. As per survey conducted by Town & Country Planning Department during the Year 1987-88, there are 400 shops in town, out of which about 90% shops are located in central area only. Main shopping centres are in Naya Bazar and around bus stand. Commercial Areas are mixed with residential and other uses. A separate wholesale market has already been constructed in town. However, this activity is yet mixed with retail business which aggravates problems of congestion.

Main commercial area has developed in ribbon pattern in the core of town and is not approachable by heavy vehicles, lack of proper space for parking and loading/unloading causes acute traffic congestion. Storage or godown facilities are not existing. Functional Area within shops is quite inadequate and there is tendency of encroaching upon road/lanes, width of which is already less.

4.3.2 It is anticipated that commercial needs will grow constantly with increase in population. Concentration of commercial activity in heart of town, is not in a position to serve outer areas conveniently. This centre, however, shall serve from local and regional population. The proposed urbanisable area will consist of six sectors and each sector will have about three clusters. Requirements of area and shops for each sector/cluster are proposed as under:—

Table 11—Shopping Requirement for 2015 :

Level of shopping	Estimated population	No. of shops	Area (in Hectares)
Sectoral shopping	3000-4000	40-45	0.65
Convenient Shopping	1000-1500	10-15	0.10

Keeping in view above standards, total area requirement for six sectors and 18 clusters shall be 5.70 hectares. As 3.50 hectares area will be required for wholesale market and storage facilities, 8.33 hect. additional area is required to be provided in the vicinity of existing market. Thus total requirement of area for trade and commerce will be 17.33 hect.

4.4 Industry :

4.4.1 According to survey conducted by Town & Country Planning Department in 1987-88, 1985 workers are engaged in the industrial unit. Size of industrial plots varies from 625 Sqm. to 2120 Sqm., average being 1050 Sqm. among 10 functioning units, 80% industries are of non-obnoxious nature and 20 % of obnoxious type. Major industries worth mentioning are M/s Gonterman Peipers (India) Ltd., M/s Mahalaxmi-refractors, M/s Deepark Cosmo Ltd., M/s Dehra Foam Ltd., M/s Drish Shoes, M/s Himmat Leathers, M/s Zamindara Agro Industries, Khadi and Gramin Udyog and Himachal Pradesh Agro-Industries etc. It has been experienced that during the year 1989 there had been a fall in establishment of new industries in Nalagarh Planning Area and since if the existing units e. g. M/s Hypine Carbon Industry Pvt. Ltd. and M/s Rishabh Ispat Industry Pvt. Ltd. have closed their Industries and land use of their area has been changed to residential/commercial usage to take out obnoxious usage. The reason for these units to become sick unit can be attributed to irregular supply of raw material and major changes required for establishment of new machineries. Moreover, the trend for establishment of new industries has now been in Baddi-Barotiwala Planning Area. However, since 1995 there has been again a change towards establishment of new Industries in Nalagarh Planning area like M/s Gonterman Peipers (India) Ltd. and M/s Drish Shoes Ltd. To accommodate this new trend of industrialisation additional area is required to be provided within the Planning Area to meet with the prospective period upto 2015.

4.4.2 Among industrial workers, about 45% are skilled, 30% un-skilled and 25% are other workers. The 66% of workers are permanent and 34% are temporary. About 24% industrial workers are provided with residential accommodation. The 60% of workers are Himachalis, whereas 40% are non-Himachalis.

4.4.3 Nalagarh Planning Area has excellent potential for developing various kinds of industries in account of its favourable location on National Highway and near Rail head of Ghanauli. Ropar and Kalka. On account of its proximity to potential markets for finished goods, adequate power, availability of flat serviced land, moderate climate and various incentives of the State Government like subsidy on capital cost subsidised supply of raw materials and disposal of finished goods. Nalagarh will emerge as one of the most important industrial growth centre in the state. For anticipated industrial work force of 3210 by the year 2015 and on the basis of 150 square meters area per worker, 48.15 hectares of land shall be required.

4.5 Community Facilities and Services :

4.5.1 Nalagarh has a degree College, 1 Industrial Training Institute for men and 1 for Women, 4 Senior Secondary Schools, 1 Government Girls High School, 4 High Schools (Co-education) I B. Ed. College, 5 Primary and 2 Nursery Schools. At each Sector level, 1 Senior Secondary School, 2 Primary and 2 Nursery Schools are required.

4.5.2 A Hospital with 100 beds is existing in town. Moreover, 1 Primary Health Centre, 1 Ayurvedic Hospital, 1 Veterinary Hospital and 1 Dispensary is also existing in town. Hospital is required to be provided with modern specialised facilities.

4.5.3 One Post and Telegraph Office, 1 Telephone Exchange, 1 Police Station, 1 Reading Room, 6 Banks, 1 Petrol/Diesel filling Station, 1 Electric Sub-Station (grid 66/33 K. V.), 1 Park and 5 Rest Houses are also existing in the town. In view of Sectoral requirements, 1 Sub-Post Office, 1 Electric Sub-Station, 1 Reading room, 1 Police Post are required to be provided at each Sector level. One community Hall for two sectors is also required to be provided beside 1 auditorium and 1 art gallery at town level are needed.

4.5.4 The facilities like convenient shopping, Nursery Schools (10 Nos.), Sub-Post Office (6 Nos.), Electric sub-stations (6 Nos.) and local Parks (17 Nos.) have been taken into account in the land under Residential use. Similary sectoral Parks (6 Nos.) have been included in parks and open spaces use. In addition to existing community facilities over 6.93 Hectare of land, we need 25.36 hectares of additional land for the proposed community facilities totalling to 32.29 hectares of land proposed for facilities and services land use. Area requirement for community facilities has been worked out on the basis of proposed Standards as given below:—

Table 12—Requirement of Area for Facilities for 2015 :

					<i>Area in hectares</i>
Sl. No.	Facility	Standard of population/unit	Future requirement (No.)	Standard Area per unit	Total area Requirement
1	2	3	4	5	6
1.	Sr. Sec. School+Co-Ed.	8000-10000	2	1.50	3.00
2.	High School	5000-6000	5	1.00	5.00
3.	Primary School	2000-2500	7	0.40	2.80
4.	Primary Health Centre	5000-6000	5	0.40	2.00
5.	Dispensary	Sectoral level	5	0.10	0.50
6.	Stadium	Regional level	1	3.00	3.00
7.	Rest House	Sectoral level	1	0.50	0.50

1	2	3	4	5	6
8.	Community Hall	1 for 2 Sec.	3	0.50	1.50
9.	Cinema	10000-15000	2	0.25	0.50
10.	Library	Town level	1	0.20	0.20
11.	Reading Room	Sectoral level	5	0.01	0.05
12.	Auditorium	Town level	1	0.30	0.30
13.	Club	Sectoral level	6	0.04	0.24
14.	Swimming Pool	Town level	1	0.40	0.40
15.	Police Post	Sectar level	6	0.20	1.20
16.	Fire Station	Sectar level	6	0.328	1.97
17.	Petrol & Diesel Filling Station	1 for 3 Sec.	2	0.40	0.80
18.	Labour Hostel	Town level	1	0.50	0.50
19.	Art Gallery	Regional level	1	0.40	0.40
Total		..			25.36

4.6 Government and Semi-Government Offices :

4.6.1 According to survey conducted during the year 1987, the town has 27 offices, out of which 25 are of State Government and 2 Central Government Offices. 15 Offices are functioning from Government building and 12 from rented building. Out of 3240 tertiary workers 25.5% are engaged in Government offices. It is anticipated that by the year 2015 about 30% (2500) employees will be working in Government and Semi-Government Offices. On the basis of 10 square metre to space requirement for each worker, 2.50 hectares area shall be required for offices.

4.7 Traffic and Transportation :

4.7.1 Pinjaur—Swarghat National Highway No. 22A and Shimla—Kunihar—Ramshehar—Ropar State Highway No. 16 Passes through the town. Nalagarh—Ropar—Chandigarh and Nalagrah—Ramshehar—Shimla roads emanate from Nalagarh. The Pinjaur—Swarghat road passes through heart of the town.

4.7.2 As Nalagarh is fast growing regional growth centre, existing bus stand is not in a position to cater for present needs of traffic. A new bus stand with area of 2 hectares is required to be developed in the vicinity of town which can be developed on the existing site of H. R. T. C. workshop and the existing H. R. T. C. workshop has been proposed to be shifted, opposite to the existing degree college near proposed Truck Terminal. Two Truck Terminals in an area of 4.42 hectares on Pinajaur—Swarghat road and 3.78 hectares on Shimla—Kunihar—Ramshahar—Ropar road beside parking space of 0.44 hectares on Pinjaur—Sawarghat road are required to be provided. Major roads with 4 lanes and internal roads with two lanes are also required to be provided in town in view of its potentiality for industrial and market activities. The existing Bus Stand can be used as parking space for light vehicles.

4.8 Water Supply :

Tubewell is major source of water supply to town. At present, total water supply is 1 lakh gallons per day, average per capita being 14 gallons. Town is being served by a reservoir which has capacity of 1 lakh gallons. On the basis of 40 gallons per capita water supply per day, 12 lakh gallons per day water supply shall be required to cater for needs of population by the year 2015.

4.9 Sewerage and Drainage :

The town has no sewerage system. A sewerage scheme is required to be taken up for the town while preparing sectoral plans as per availability of site-public toilets with 20 seats are existing in the town as per survey conducted in the year 1987. Drainage is through open drains. Drains are required to be covered.

4.10 Electricity :

Town has 1 Electric Sub-Station of (Grid 66/33 K. V.) keeping in view in the industrialisation and domestic requirements. Electric Sub-Station at each sector level will be required.

4.11 Existing Landuse :

4.11.1.—Existing landuse map and register of Nalagarh Planning Area has been prepared and objections/suggestions of public were invited under provision of sub-section-1 of section 15 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977) vide notification No. HIM/TP-DP-Nalagarh/87-8478-8630, dated 9-2-88, which appeared in the Himachal Pradesh Gazette on dated 27-2-88. No objection/suggestion was received and existing landuse was adopted frozen vide notification No. HIM/TP/DP/Nalagarh/87-11206-355, dated 31-3-88 which appeared in the Himachal Pradesh Gazette on dated 28-5-88. The Planning Area can be divided into six sectors viz. Naya Bazar, Palace, Peerghat, Ropar Road, Rudyali-Dattowal and Sori-Chuhuwai.

Table 13—Existing Landuse of Planning Area—1988 :

(Area in hectares)

Sl. No.	Landuse	Naya Bazar	Place	Peer ghat	Ropar-Road	Rudyali Dattowal	Sori Chuhural	Total	%age Total
1	2	3	4	5	6	7	8	9	10
1.	Residential	0.09	10.81	1.89	0.63	4.23	1.00	27.65	44.8
2.	Commercial	0.45	0.90	0.27	0.27	0.36	—	2.25	3.6
3.	Industrial	1.17	—	—	0.54	0.81	5.94	8.46	13.7
4.	Facilities & Services	0.72	0.65	0.27	3.67	1.62	—	6.93	11.2
5.	Parks & open Space	0.27	—	—	—	—	—	0.27	0.4
6.	Govt. & Semi-Govt. Offices	0.09	0.09	1.26	—	0.09	0.09	1.62	2.63
7.	Traffic & Transportation	1.34	4.25	1.70	1.50	4.20	1.50	14.49	23.50
	Total ..	13.13	16.70	5.39	6.61	11.31	8.53	61.67	100.00
8.	Agriculture Forest & Green land	69.62	33.12	34.36	130.08	253.04	133.88	654.10	
9.	Water bodies, Nallas, Rivers	3.75	4.25	2.30	5.78	4.30	3.85	24.23	
	Grand Total ..	86.50	54.07	42.05	142.47	268.65	146.26	740.00	

Source :—Town & Country Planning Department, Survey, 1987-88.

4.12.—Additional requirement of space for different activities within urbanisable Planning Area is as under :

Table 14—Additional Requirement of Area—2015 :

(Area in hectares)

Sl. No.	Landuse	Naya Bazar	Palace	Peerghat	Ropar Road	Rudyali Dattowal	Sori Chuhuwal	Total
		I	II	III	IV	V	VI	
1.	Residential	21.54	6.55	14.39	38.71	34.69	39.23	155.11
2.	Commercial	4.48	—	0.73	3.34	6.18	0.54	15.28
3.	Industrial	3.66	—	4.50	6.85	45.53	(—)5.94*	60.54
4.	Facilities & Services	6.32	1.61	3.43	8.54	5.40	0.06	25.36
5.	Park & Open spaces	16.34	24.96	7.42	19.80	12.81	9.46	90.79
6.	Govt. & Semi- Govt. Offices	—	—	0.88	—	—	—	0.88
7.	Traffic & Transportation	—	—	3.01	—	3.61	0.44	7.06
Total ..		52.34	33.12	34.36	77.24	108.23	49.73	355.02

*5.94 Hectare of land was under Industrial use as shown in Table 13 of Existing Landuse of Planning Area 1988. On request of industrialists the landuse of sick industrial units have been changed to Residential landuse, as such, reflected as (—) 5.94 Hectares herein. The area has however been added under Residential landuse in the proposed Landuse of Planning Area 2015 under Table 16.

4.13. Contiguous growth of Nalagarh town is not possible towards North-East due to topographical constraints posed by hills and rivulets. However, developable land in plenty is available in Peerghat, Ropar Road, Rudyali, Dattowal and Sori-Chuhuwal Areas.

CHAPTER 5

DEVELOPMENT PROPOSALS

5.1. This Development Plan envisages allocation of developable land for various uses to meet requirements for the next 17 years i.e. upto 2015 and also contemplates sector-wise break up of proposed landuse structure. Various landuses have been proposed by taking into consideration, factors such as availability of developable land in each sector, holding capacity of area in terms of population and other activities, existing landuse of area, development potentials, conformity of land use to its surrounding area, threshold population for facilities, locational attributes of facilities and services, site characteristics, convenient distance of work area from residential areas, socio-cultural aspects, preservation of natural landscape and ecology, land values etc. out of 740 hectares of land within Planning Area, 416.69 hectares. 56.30% is urbanisable area. Out of this area, 78.15% area is earmarked for residential, commercial, industrial, facilities and services and Govt. & Semi Govt. offices beside traffic and transportation etc. whereas 21.85% proposed for other uses i.e. parks and open spaces etc.

5.2.—Allocation of landuses :

5.2.1.— The existing landuse of Fort has been retained, as it has been classified as historical and cultural monument. The area of Rest house has been retained due to its locational aspect and commanding site. Due to inter state importance of cattle fair and its location, the existing site has been intacted in the Development Plan. The Idgah being a religious monument the land use of the same has been retained in its original shape. Allocation of landuses for urbanisable area is as under :—

5.2.2. An area of 188.70 hectares has been earmarked for residential uses in six sectors depending upon availability of developable land. As area of convenient shopping, nursery schools, sub post offices, electric sub-stations and local parks etc. cannot be detailed out in Development Plan, their landuse requirements have been included in residential areas and can be shown in sectoral Plans.

5.2.3. For Commercial Development 17.53 hectares area has been allocated in six sectors depending upon availability of developable land including 3.50 hectares land for wholesale and warehousing in sector I and V.

5.2.4. Industry has been proposed on an area of 63.06 hectares in sector III, IV and V in view of transportation and wholesale facilities along major roads.

5.2.5. Facilities and services have been allocated an area of 32.29 hectares. Out of which 6.93 hectares is existing area and 25.36 hectares is additional area in different sectors. Besides educational, religious, socio-cultural, rest houses, cremation & burial ground, hospital, petrol pumps, facilities and stadium have been included in this use.

5.2.6. An area of 2.50 hectares has been proposed for Government and Semi Govt. offices. Out of which existing area is 1.62 hectares and additional is 0.88 hectares.

5.2.7. An area of 91.06 hectares has been proposed for parks and open spaces. Sector level parks will consist of 2.40 hectare area. Out of total area 9.85 hectares has been provided for cattle fair and 21.63 hectares for Zoological and Botanical Park.

5.2.8. Total area of 21.55 hectares shall be occupied under traffic and transportation use which includes roads, Himachal Roadways Transport Corporation (HRTC) workshop, parking area, bus stand/truck terminals. Two Truck Terminals with an area of 4.47 hectares and 3.78 hectares have been proposed on Pinjaur—Swarghat and Shimla—Ropar State Highways respectively. For road network, following right of ways have been proposed :—

Table : 15 Proposed width of Roads

Sl. No.	Name of Road	Proposed right of way (in Meters)
1	2	3
1.	Pinjaur—Barotiwala—Nalagarh—Swarghat National Highway No. 22A	24
2.	Shimla—Kuniha—Ramshaher—Nalagarh—Ropar—State Highway No. 16.	24
3.	Nalagarh—Bharatgarh road	24

1	2	3
4. Seri road		18
5. Tirla road		18
6. Salawal road		18
7. Main Sectoral Roads		12
8. Cluster roads		9
9. Other accessroads		3 to 7

5.2.9. The historic cattle fair ground, fort and palace are required to be conserved. Fort and palace monuments alongwith its open environs shall be considered for haritage in which only preservation aspect could be allowed as shown in sketch 1 & 2 respectively. Hills in the vicinity of town are required to be forested. Reserved forest in town are proposed to be conserved so that ecological balance is maintained. Area outside urbanisable limits is proposed for green belts. Proposed Sector-wise landuse structure has been worked out as under :—

Table 16—Proposed Landuse of Planning Area-2015 :

(Area in hectares).

Sl. No.	Landuse	Naya Bazar I	Palace II	Peerghat III	Ropar Road IV	Rudyali/ Dattowal V	Sori/chu- huwal VI	Total	%age
1.	Residential	30.63	17.36	16.28	39.34	38.92	*46.17	188.70	45.28
2.	Commercial	4.93	0.90	1.00	3.61	6.55	0.54	17.58	4.21
3.	Industrial	4.83	—	4.50	7.39	46.34	—	63.06	15.14
4.	Facilities & Services	7.04	2.26	3.70	12.21	7.02	0.06	32.29	7.75
5.	Parks & open spaces	16.61	24.96	7.42	19.80	12.81	9.46	91.06	21.85
6.	Government & Semi-Government Offices.	0.09	0.09	2.14	—	0.09	0.09	2.50	0.60
7.	Traffic and Transportation.	1.34	4.25	4.71	1.50	7.81	1.94	21.55	5.17
Total ..		65.47	49.82	39.75	83.85	119.54	58.26	416.69	100.00
8.	Agriculture, Forest and Green land.		17.28	—	—	52.84	144.81	84.15	299.08
9.	Water Bodies, Nullas & Rivers.		3.75	4.25	2.30	5.78	4.30	3.85	24.23
Grand Total ..			86.50	54.07	42.05	142.47	268.65	146.26	740.00

*46.17 hect. of land under Residential use includes 1.00 hect. existing landuse as shown in table 13 and 39.23 hect., additional requirement of Area as shown in table 14 beside 5.94 hect. of land which has been allocated from Industrial landuse to Residential land use as shown in table 14.

CHAPTER 6

PHASING, COSTING AND IMPLEMENTATION

6.1. Out of 416.69 Hectares urbanisable Planning Area, additional area proposed for various uses, upto the year 2015 works out to 355.02 hectares. Phasing costing and implementation of Development Plan has been contemplated by integrating it as part of Five Years Plans and keeping in view development priorities to meet the needs of growing population:—

6.2. Phasing :

6.2.1. Development Plan period has been divided into four five yearly phase *i.e.* 9th Five Year Plan, 10th Five Year Plan, 11th Five Year Plan and 12th Five Year Plan ending 2015. For implementation of Development Plan, services and serviced land are necessarily required to be developed if growth of the town is to be regulated according to the Development Plan. Implementation, therefore, depends upon either allocation of funds from State Plan resources, especially for infrastructure/bulk services or resources created by the Town and Country Development Authority by way of loan especially for purchase and development of land for making available *i.e.* serviced plots for different uses on sale and recouping of loans by way of levying betterment charges as per provisions of Section 61 and 62 of the H.P. Town and Country Planning Act, 1977. If proposals envisaged in any of the phase are not completed due to financial constraints or other reasons, the same will spill over to the next phase.

6.2.2. Each phase provides for development of land for various uses in different sectors. Break up of proposed additional areas to be developed is shown as under:—

Table 17 Phasing of proposals for additional requirement of areas—1998-2015 first phase 9th five year plan period 1998—2001(4 years)

Sector	Residential	Commercial	Industrial	Facilities	Parks & open Spaces	Govt. & Semi-Govt. Offices.	Traffic & Transportation.	Total
1	2	3	4	5	6	7	8	9
I	—	—	—	—	—	—	—	—
II	—	—	—	—	—	—	—	—
III	—	—	—	—	—	—	—	—
IV	—	—	—	—	—	—	—	—
V	—	—	—	—	—	—	—	—
VI	39.23	0.54	(—)5.94	0.06	9.46	—	0.4	49.73
Total ..	39.23	0.54	(—)5.94	0.06	9.46	—	0.44	49.73

SECOND PHASE—10TH FIVE YEAR PLAN PERIOD 2002—2006 (5 Years)

I	2	3	4	5	6	7	8	9
I	—	—	—	—	—	—	—	—
II	—	—	—	—	—	—	—	—
III	—	—	—	—	—	—	—	—
IV	—	—	—	—	—	—	—	—
V	34.69	6.19	45.53	5.40	12.81	—	3.61	108.23
VI	—	—	—	—	—	—	—	—
Total ..	34.69	6.19	45.53	5.40	12.81	—	3.61	108.23

THIRD PHASE—11TH FIVE YEAR PLAN PERIOD 2007—2011 (5 YEARS)

1	2	3	4	5	6	7	8	9
I	—	—	—	—	—	—	—	—
II	—	—	—	—	—	—	—	—
III	—	—	—	—	—	—	—	—
IV	38.71	3.34	6.85	8.54	19.80	—	—	77.24
V	—	—	—	—	—	—	—	—
VI	—	—	—	—	—	—	—	—
Total ..	38.71	3.34	6.85	8.54	19.80	—	—	77.24

FOURTH PHASE 12TH FIVE YEAR PLAN PERIOD 2012—2015(4 YEARS):

I	21.54	4.48	3.66	6.32	16.34	—	—	52.34
II	6.55	—	—	1.61	24.96	—	—	33.12
III	14.39	0.73	4.50	3.43	7.42	0.88	3.01	34.36
IV	—	—	—	—	—	—	—	—
V	—	—	—	—	—	—	—	—
VI	—	—	—	—	—	—	—	—
Total ..	42.48	5.21	8.16	11.36	48.72	0.88	3.01	119.82
Grand Total	161.05	15.28	60.54	25.36	90.79	0.88	7.06	355.02

6.3. Costing:

6.3.1. Creation of serviced land to meet needs of growing population at outer skirts of the town, is the first requirement. Cost of development of land, provision of services like roads, water supply, drainage, sewerage, electricity etc. in hill towns is enormous as compared to towns in plain areas. There is little Govt. land available near existing towns as Govt. land either is under forests or too steep for economical development. The land prices are very high due to developable land being in scarce. Against cost of about Rs. 7.50 lacs per hectare of land around towns in plains, cost of such land in Nalagarh town is many times more. Average cost of development and services works out to about Rs. 500/- per sq. mtr. of plotted the area, besides expenditure on bulk services. It is, therefore, generally not possible for individual developer to create serviced land. In hilly towns, serviced land has, therefore, necessarily to be created by Development Authorities. Expenditure on arterial roads upto periphery of Urban area, bulk water supply, sewerage disposal, electric transmission lines etc. has essentially to be borne by Govt. as charge on social services as it is beyond reach of any Urban Development Authority or prospective allottees to bear this expenditure. Another need of existing urban areas is augmentation of existing infrastructure like roads, water supply, drainage sewerage electricity supply etc. for which also expenditure is to be borne by the Government as a charge on social services. Phasewise cost has been worked out on the basis of per hectare cost i.e. @ Rs. 50 lacs for serviced land (if it is to be acquired) and Rs. 30 lacs per hectare for Govt. land. This excludes the area proposed for parks and open spaces. It has been observed that there is about 34% Govt. land and about 66% private land in the Planning Area. For the

purpose of estimation, the sector wise break up of Govt. land has been approximated as 70%, 45%, 70%, 20%, 33%, and 25% for sector I to sector VI respectively. After excluding the area covered under parks and open spaces the sectoral wise additional requirement of Govt. land and private land *i.e.* serviced land works out as under:—

Table 18—Sector wise Land Classification

Sl. No.	Sector	Total area	Area under parks & spaces	Net area	in hectares	
					Govt. land	Private land
1.	I	52.34	16.34	36.00	25.20	10.80
2.	II	33.12	24.96	8.16	3.67	4.49
3.	III	34.36	7.42	26.94	18.86	8.08
4.	IV	77.24	19.80	57.44	11.49	45.95
5.	V	108.23	12.81	95.42	31.49	63.93
6.	VI	49.73	9.46	40.27	10.07	30.20
Total		355.02	90.79	264.23	100.78	163.45

6.3.2.—Out of total 355.02 hectares of additional proposed urban land the Botanical & Zoological park at Ram Sagri with an area of 21.63 hectares can be developed by the H.P. State Forest Department and 9.85 hectares of land for cattle fair, 59.31 hectares for other existing or proposed parks and organised open spaces by local Municipal Committee and Gram Panchayats. The balance 264.23 hectares land for various urban uses shall have to be developed by a Development Authority.

6.4. Implementation :

6.4.1. A Town & Country Planning Development Authority is to be responsible for creation of serviced land. However, over all control on implementation of proposals of Development Plan in terms of land use, zoning and sub-division regulations shall vest with the Director, Town & Country Planning Department.

6.4.2. To assess achievements of each phase and to orient the Development Plan according to changing needs as well as to cater for unforeseen factors, it is suggested to review this Development Plan after completion of period of each phase.

6.4.3. It is proposed to create a "Revolving Fund" exclusively for the implementation of this Development Plan. An initial Seed Capital of Rs. 5 Crores is being recommended. This capital is needed for acquisition of Land and development of infrastructure by the Development Authority the cost of implementation of Development Plan is proposed to met with by levying betterment charges as per the provisions of Section 61 and 62 of the H.P. Town and Country Planning Act, 1977.

The Phasewise cost of serviced land for each sector shall be as under:—

Table 19—Phasewise Cost of Serviced Land :

(Rs. in Lac and Area in Hect.)

Sector	Land Ownership		Phase-I			Phase-II		
			Area	Rate per unit	Cost	Area	Rate per unit	Cost
I	Government		—	—	—	—	—	—
	Private		—	—	—	—	—	—
	Total	..	—	—	—	—	—	—
II	Government		—	—	—	—	—	—
	Private		—	—	—	—	—	—
	Total	..	—	—	—	—	—	—
III	Government		—	—	—	—	—	—
	Private		—	—	—	—	—	—
	Total	..	—	—	—	—	—	—
IV	Government		—	—	—	—	—	—
	Private		—	—	—	—	—	—
	Total	..	—	—	—	—	—	—
V	Government		—	—	—	31.49	30.00	944.70
	Private		—	—	—	63.93	50.00	3196.50
	Total	..	—	—	—	95.42	—	4141.20
VI	Government		10.07	30.00	302.10	—	—	—
	Private		30.20	50.00	1510.00	—	—	—
	Total	..	40.27	—	1812.10	—	—	—
Grand Total ..			—	—	—	—	—	—

Phase-III			Phase-IV			Total	
Area	Rate per unit	Cost	Area	Rate per unit	Cost	Area	Cost
—	—	—	25.20	30.00	756.00	—	—
—	—	—	10.80	50.00	540.00	—	—
—	—	—	36.00	—	1296.00	36.00	1296.00
—	—	—	3.67	30.00	110.10	—	—
—	—	—	4.49	50.00	224.50	—	—
—	—	—	8.16	—	334.60	8.16	334.60
—	—	—	18.86	30.00	565.80	—	—
—	—	—	8.08	50.00	404.00	—	—
—	—	—	26.94	—	969.80	26.94	969.80
11.49	30.00	344.70	—	—	—	—	—
45.95	50.00	2297.50	—	—	—	57.44	2642.20
57.44	—	2642.20	—	—	—	—	—
—	—	—	—	—	—	—	—
—	—	—	—	—	—	95.42	4141.20
—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—
—	—	—	—	—	—	40.27	1812.10
—	—	—	—	—	—	264.23	11195.90

*Say Rs. 11,200 Lacs.

CHAPTER 7

7.0. Regulations :7.1. Procedure :

- (a) The application for development of land to be undertaken on behalf of the Union or State Governments under Section 28 and under Section 29 by a local authority or any authority specially constituted under the H. P. Town and Country Planning Act, 1977 shall be accompanied by such documents as prescribed under Rule 11 of the H.P. Town and Country Planning Rules, 1978.
- (b) The application for development of land to be undertaken under Section 30 by any person not being the Union or State Government, local authority or any authority specially constituted under the H.P. Town & Country Planning Act, 1977 shall be in such forms along with the specifications sheet and schedule attached with these forms and containing such documents and with such fee as prescribed under Rule 12 of the H.P. Town and Country Planning Rules, 1978.
- (c) The application under Section 30 "A" for construction of farm house for agricultural purpose shall be a simple application to the Director for seeking his permission subject to the conditions as envisaged under Section 30 "A" of the H.P. Town and Country Planning Act, 1977.
- (d) Apart from above the applicant shall furnish the following additional documents namely:—
 - (i) Location Plan in the scale 1 : 1000, indicating the land in-question, main approach roads important physical features of the locality area, important public buildings like school, Hospital, Cinema, Petrol Pump etc. and surrounding ownership.
 - (ii) Site Plan in the scale of 1 : 2000 indicating the proposed site, approach road, adjoining buildings, the existing sewerage/drainage showing the built up and open areas clearly. Site must tally with the shape and dimensions of plot shown in the *satima*. Otherwise suitable revenue document supporting/verifying the change in shape & area to be enclosed.
 - (iii) Five sets of Plans, Elevations and Sections in the scale of 1 : 100 or 1 : 50.
 - (iv) The Architectural drawings duly signed by the Registered Architect/Planner alongwith his/her address and registration number.
 - (v) Copy of Treasury Challan Form *vide* which requisite fee has been deposited.
 - (vi) Latest original Khasra map showing Khasra Nos. of land in-question, adjoining Khasra Nos. from all sides of plot and approach path with dimensions.
 - (vii) Ownership documents such as copy of latest Jamabandi and attested photo copy of Registration deed.
 - (viii) In the site plan the distance of electricity line, from development as per Indian Electricity Rules (as amended upto date) in case any electricity line is passing over or nearby the proposed site for development, be shown.

- (ix) A certificate from the Nagar Parishad Nagar Panchayat and Revenue authority shall be enclosed in support of taking over the land surrendered for development of road or path and designating it as public street as per the provisions of the Himachal Pradesh, Municipal Act, 1994 in case own share land is made available by the owner of such land and where no public road or path exists.
- (x) A certificate from the concerned competent authority alongwith a copy of site plan showing acquired width and boundary of public road (in case the land abuts with such public road) shall be submitted.
- (xi) Applicant shall have to submit any other certificate/documents/plan e.g. No objection certificate from the H.P. State Pollution Control Board, water and electricity availability certificates from the concerned departments etc. as may be required by the Director.

7.2. General Regulations.—

The following general regulations shall apply to all development activities in each of the Landuse Zones in the Nalagarh Planning Area :—

- (i) No building or other structure shall be erected, re-erected or materially altered without the permission of the Director.
- (ii) General landuse in the Development Plan has been contemplated for specified uses. However, mixed landuse shall not be prohibited unless otherwise a particular landuse is hazardous, contiguous in nature to the predominant use and fulfills the regulations fixed for the same at the time of coming into force of these regulations.
- (iii) No yard or plot existing at the time of coming into force of these regulations shall be reduced in dimension or area below the minimum requirement set forth herein. The yards or plots created after the effective date of these requirements shall meet at least the minimum requirements established by these regulations. All the plots registered prior to coming into force of these regulations shall be treated as plots irrespective of their size subject to the condition that their owners make a provision to leave minimum 3.00 metres wide path abutting one side of the plot. If 3.00 metres wide path is not available at site and if it is lessor in width then the owner should surrender the remaining area from his own plot to make the path as 3.00 metres wide.
- (iv) Areas zoned for public and semi public open space shall not be built upon in any way or used for any purpose other than parks, play grounds and recreations. These may, however, with the prior permission of the Director be permitted temporarily for a period not exceeding 30 days to be used for public entertainment purposes and shall be removed at the end of the period and shall in no case be permanently erected.
- (v) The height limitations of these regulations shall not apply to all kind of religious places e.g. Temples, Mosques, Gurudwaras and Churches etc. provided it is so designed and approved by the Director. The chimneys, elevators, poles, tanks and other projections not used for human occupancy may extend above the prescribed height limits. The cornices and window sills may also project into any required yard.
- (vi) In public interest and in the interest of town design or any other material consideration the Director may permit change of landuse on specific grounds(s) and may

relax minimum size/area of plot, plot coverage, set backs, number of storeys and floor area ratio (F.A.R.) etc. The decision of the Director shall be final.

- (vii) The existing non-conforming uses of land and structures shall not be allowed in contravention of provisions of Section-26 of the H.P. Town & Country Planning Act, 1977.
- (viii) Natural Nallahs which passes through land involving sub-division shall be developed and maintained according to discharge of water.
- (ix) Where it is essential to develop a plot by cutting, it shall be the responsibility of the plot owner to provide according to the engineering specifications, retaining and breast walls so that such cutting of natural profile of the land may not harm the adjoining uphill side properties. However, cutting of natural profile shall not exceed more than one storey (3.50 metres in any case having a provision of diaphragm wall for step housing).
- (x) Development proposal for a part of land or Khasra number shall not be considered and proposal for complete land holding shall be submitted even if planning permission is required for a part of the land holding. For rest of the land, if not proposed to be developed by the owner and also not proposed to be acquired by any authority for any development purpose, the owner shall have to submit an undertaking in this behalf that the rest of the land shall not be sub-divided and shall not be developed upto the plan period of the Development Plan.
- (xi) No wall fence and hedge along any yard or plot shall exceed 1.50 metres in height.
- (xii) On a corner plot bounded by a vehicular road in any land use zone, nothing shall be erected, placed, planted or allowed to grow in such manner so as to materially impede vision to avoid accidents and for smooth running of vehicular traffic.
- (xiii) No planning permission for development shall be granted unless the road/path on which land/plot abuts is properly demarcated and developed.
- (xiv) In case of existing areas the Front and Rear set backs need not to be left and existing buildings line can be maintained provided further that the existing buildings are approved by the local body.
- (xv) Proposal for three and more dwelling units per floor on plots of more than 300m² would be considered after additional requirement such as number of parking spaces of at least 50% of the proposed dwelling units, adequate fire escape stair case and structural design are met with.
- (xvi) Drainage shall be regulated strictly according to natural profile of land with a view to prevent land slides and soil erosion and also to maintain sanitation and public health.
- (xvii) No building shall be erected on slope forming an angle of more than 45 to 60 degree slope on individual site basis after considering the stability of ground/natural profile, view point or any other material consideration.
- (xviii) In case of plot or land abutting existing road or path, width of the same shall be increased to meet requirements of the Development Plan by getting additional strip of land surrendered by the land owner(s) on either sides of each road or path

equitably or in accordance with topography of land and feasibility. Right of ownership of use of such land which is earmarked for path or road shall be surrendered or transferred to the Development Authority or local body by owner(s) of the plot(s) without any compensation for maintenance purpose.

The registering authority shall have binding with this provisions to effect all registrations as per approved layouts from the Director Town and Country Planning or through authorised officers. In this, registering authority shall be effecting transfer of mutations to Govt. for surrendered lands for public roads, paths and facilities.

- (xix) The constructions conforming to the traditional Hill Architecture with conical roof should be encouraged in hilly areas.
- (xx) Roof slab/chajja projection over door/window openings shall be limited up to 0.45 metres over set backs on all sides.
- (xxi) No closed basement shall be allowed which is more than 1.80 metres in height from the plinth beam to the bottom surface of the slab.
- (xxii) The set backs shall not be applicable to services like Electric Sub-Station, road side infrastructure/facilities such as rain shelters, auto services, landscaping etc. which are specifically permitted by the HP PWD on the acquired width of a road with temporary structures.
- (xxiii) In case of Petrol filling station the layout plan norms of the Indian Oil Corporation (I.O.C.) shall be adopted. However, on National Highways and State Highway the front set back shall be kept 5.00 metres and 5.00 metres respectively. If the rear and side set backs are not mentioned in the layout plan of (I.O.C.) then the min. side and rear set backs shall be 2.00 metres.
- (xxiv) No construction shall be permitted on a piece of land left with buildable width less than 5.00 metres after maintaining set backs with reference to the size/area of plot when the same lies in between the two roads.
- (xxv) One dwelling unit shall be permissible in the plots having an area of 90 to 120 sqm. in area, two dwelling units shall be permitted in plots having an area of 121 to 300 square metres and three dwelling units shall be permitted on plots having area more than 300 square metres.
- (xxvi) Minimum size of rooms shall be as follows:—
 - (i) Habitable room 9.50 square metre with minimum width of 2.50 metres.
 - (ii) Kitchen without dinning 4.00 square metres with minimum width of 2.00 metres.
 - (iii) Kitchen with dinning 7.50 square metres with minimum width of 2.50 metres.
 - (iv) Bath room 2.00 square metres with minimum width of 1.25 metres.
 - (v) Water closet (W.C.) 1.20 square metres with minimum width of 1.00 metres.
 - (vi) Bath W.C. combined (Toilet) 3.20 square metres with minimum width of 1.50 metres.

(xxvii) Parking floor can be allowed on floor which comes at road level, subject to the condition that the floor height shall be limited upto 2.20 mts. This parking floor shall not be included for calculation of F.A.R.

7.3. Sub-Division of Land Regulations:

7.3.1. The sub-division of land into plots amounts to "Development" under H.P. Town and Country Planning Act, 1977 and as such whenever the provision of Town and Country Planning Act are being implemented, no person can subdivide the land unless permitted to do so as per Rules framed under the Act *ibid*.

7.3.2. Similarly no Registrar or the Sub-Registrar can register any deed or documents of transfer of any sub-division of land unless the sub-division of land is duly approved by the Director as per provisions contained under section 16 of the H.P. Town and Country Planning Act, 1977 and sub-division of land regulations as contained in this Development Plan under regulation 7.3.

7.3.3. The application for sub-division of land shall be submitted as per procedure laid down under regulation 7.1.

7.3.4. The General Regulations as laid down under regulation 7.2. shall be kept in view while permitting sub-division of land.

7.3.5. The sub-division of land shall be permitted in accordance with natural profile/topography (shown on a contour map) along with drainage of the land, access, road, orientation, wind direction and other environmental requirements and according to prescribed land use in the Development Plan. Natural flora and fauna shall be preserved. Unless site conditions prohibit, plots shall be permitted at right angle to the road with proper shape and dimension, so that optimum use of land is ensured.

7.3.6. The development of land shall not be permitted in area where basic services like paved roads, drainage, water supply, sewerage disposal, electrical supply line, street lighting etc. do not exist or unless the applicant undertakes that these services shall be provided at his own cost.

7.3.7. The minimum width of path/road abutting one side of plot shall be 3.00 metres. However, for group of plots between 10 to 20 in number (1500 to 3000 m²) on one particular access, the minimum vehicular access shall be 5.00 metres width. In case of plots exceeding 21 in number (3001 m²) the minimum width of road shall be 7.00 metres.

7.3.8. In case of plots or land abutting the existing or proposed roads/paths, width of the same shall be increased to meet requirements of the Development Plan as envisaged in Table 15 of Chapter 5 and as per the provisions made under General Regulations 7.2 (xviii).

7.3.9. Average slope gradient for regional roads shall have to be 1:20. However, local roads in town may be allowed with slope gradient upto 1:10 and additional width of carriage way shall be provided on curves for ensuring smooth flow of vehicular traffic which may not obstruct view or vista.

7.3.10. Minimum area of a plot for a detached house shall not be less than 150 sqm. In case of plots meant for semidetached and row housing, minimum area shall be 120 sqm. and 90 sqm. respectively.

7.3.11. Semi-detached house construction shall be allowed on plots upto 150 sqm. and row housing on plots upto 120 sqm. subject to maximum number of such plots do not

exceed 8 in a row after which a gap of seven metres shall be left. Although minimum size of plot for construction in a row, with two common walls, has been kept as 90 sqm. yet in exceptional circumstances, considering economic/site condition minimum size of plots in a row, with two common walls, upto 60 sqm. for houses may be allowed, so as to provide smallest possible residential construction in a planned manner for the benefit of economically weaker sections of the society.

7.3.12. The plots allotted by the Govt. under Gandhi Kutir Yojna, Indira Awas Yojna and Economically Weaker Section Schemes may be considered and permission accorded in relaxation of regulations.

7.3.13. Minimum area of a plot for residential development on Group Housing Scheme basis shall be 0.50 hectares (5000 sqm.).

7.3.14. Where a sub-division of land involving plots exceeding 10 in number (1500 sqm.) by, individual/coloniser or any Society, provisions of parks/tot-lots shall be made on a suitable location in the scheme. Such parks cannot be built upon and sold in any manner in future. The areas earmarked for parks/open spaces, shall not be less than 10% of the total area. If the number of plots exceeds 33 in number or say (5000 sqm.) in area provision shall have to be made for education, religious, socio-cultural and other community facilities based on actual requirements. The ownership of this land shall be transferred/supprrendered to the Development Authority/Local body for its development and future maintenance without any compensation Similarly, the area earmarked for roads/path shall also be transfered/surrendered to the Development Authority/Body without any Compensation for development and maintenance as per provisions made under General Regulation 7.2 (xviii) and necessary entry shall be made in the revenue records.

7.3.15. While carving out the plots, the orientation of the plots shall be provided in such a manner so as to be in conformity with the integration of existing plots/infrastructure, wind direction, natural flow of surface drainage to allow unobstructed rain water discharge.

7.4. Regulations for each landuse zone :

The following regulations shall apply to each of the landuse zones as specified below :—

7.4.1. Residential zone :

7.4.1.1. The General Regulations as laid down under regulation 7.2 shall be kept in view while permitting any development in this zone.

7.4.1.2. Minimum area of plot :

(a) the minimum area of a residential plot of this zone shall be 150 sqm. for a detached house. For semidetached 2nd row housing the minimum area of plot shall be 120 sqm. and 90 sqm. respectively. In exceptional circumstances the area upto 60 sqm. may be allowed considering economic/site conditions as explained in para 7.3.11 & 7.3.12.

(b) The plot area as mentioned in Clause (a) above would not be applicable in the cases where the sub-division of land has taken effect before the commencement of the Development Plan.

7.4.1.3. The minimum plot size /plot area, maximum coverage, set backs, F.A.R. and maximum height of Building excluding roof height shall be governed by following table:—

Sl. No.	Plot area in Square Metres.	Type of Housing	Maximum coverage.	Front	Set back in Metres			Far	Maximum height of Building excluding roof height in Metre
					Left side	Right side	Rear		
1.	Upto 120	Row	—	300	—	—	200	200	10.80
2.	121 to 150	Semi-Detached	—	3.00	2.00	2.00	1.50	2.00	10.80
3.	151 to 250	Detached	—	3.00	1.50	1.50	1.50	1.75	10.80
4.	251 to 500	-do-	—	3.00	2.00	2.00	2.00	1.50	10.80
5.	501 and above	-do-	50%	5.00	3.00	3.00	3.00	1.25	10.80

Note:—

1. Row Housing means where two side walls are common walls and plots so created are specifically for Row Housing purpose.
2. Semi-detached housing means where one side wall is common wall and plots created as such for this purpose.
3. Detached house means where there are no common walls and plots created as such for independent houses & above 150 Sqm. in area.
4. Maximum permissible coverage shall be subject to fulfilment of prescribed set backs.
5. In case of corner plots width of plot and side set backs shall be increased by 2.00 metres for providing proper sight distance on the curve.
6. Floor Area Ratio (F.A.R.) means the ratio between the net area of the plot and the total floor area of all floors of the building i.e.

Total covered area of all floors

$$\text{F.A.R.} = \frac{\text{Total covered area of all floors}}{\text{Plot Area}}$$

7. Minimum and maximum floor height for residential buildings shall be 2.70 metres and 3.50 metres respectively. For this purpose the basement/attic/mezzanine floors shall amount to a storey.
8. Maximum width of path/road abutting one side of plot shall be 3.00 metres and if the plot is located on existing or proposed roads/paths as envisaged in table 15 of Chapter 5, the front set back shall be left from the edge of Right of way (ROW) as under, the ROW here means the edge of acquired width of road:—

Sl. No.	Proposed Right of way	Front set back
(i)	42 Metres	5.00 Metres
(ii)	18 Metres	5.00 Metres
(iii)	12 Metres	5.00 Metres
(iv)	9 Metres	4.00 Metres
(v)	7 Metres	3.00 Metres

9. In case of residential plots having side set back of 3.00 metres or more, construction of garrage upto 5.00 metres depth on floor abutting the vehicular road/path shall be permitted touching rear boundry of the plot. The area of garrage shall be counted for the purpose of coverage. No opening shall be left towards the sides of the adjoining plot(s).
10. Balcony projected upto 1.00 metre width and kept open to sky (uncovered) can be permitted on the plots having set backs of 3.00 metres or more.
11. No construction shall be permitted on a piece of land left with buildable width less than 5.00 metres after maintaining set backs with reference to the size/area of plot when the same lies in between the two roads.
12. No projection and openings shall be provided on the sides of common walls in case of row housing and semi-detached housing. However, the owner of plots of either sides shall have an option to construct a common wall.
13. In case of irregular size of plots the set backs shall be governed by the average width of the plot and shall be governed by the set backs prescribed for the corresponding regular plot size.
14. It will be mandatory to make provision for vehicle parking space in plots above 250 sqm. area.
15. The area of mummy to the extent permissible for houses on individual plots will not be reckoned in the floor area ratio.

7.4.1.4. Existing Core Built-up-Area:

The area defined as under shall be known as existing core built-up area:—

The horizontal distance upto 50.00 metres (measured from the centre of the road) on both sides of the bazar:—

- (i) Starting from the main Gate near the Office of Municipal Committee, Nalagarh and upto bifurcation point (Chowk) of Purana Bazar and Naya Bazar.
- (ii) From the bifurcation point (Chowk) of Purana Bazar and Naya Bazar following Naya Bazar and upto Palace Road near Gurudwara.
- (iii) Again from the bifurcation point (Chowk) of Purana Bazar and Naya Bazar following Purana Bazar and upto Ram Lila ground.

7.4.1.5. Following regulations shall be applicable to the existing core built-up areas.—

- (i) Set backs shall not be compulsory in case of existing authorised buildings provided existing building line is maintained. However, front and rear set backs shall be determined by the existing building line whereas set backs on sides shall not be compulsory.
- (ii) Number of storeys shall not exceed four in any case. Basement, attic and mezzanine floor shall be counted as a Storey.
- (iii) F.A.R. shall not be applicable but the existing sky line shall be maintained.

- #### 7.4.2. Commercial Jones :

7.4.2.2. Minimum area plot :

(a) *Shops* :—

- (b) *Organised Shopping Centre.*—

- (ii) The maximum F.A.R. for these shopping centres shall be 2.00.

(c) *Cinema:*

- (ii) The permissible coverage of total area shall be 50% of the plot area.**

- (iii) Front set back will depend upon the location of cinema plot and shall be between 8.00 metres to 10.00 metres. The set backs at sides and rear shall be 5.00 metres. Adequate parking space for cars, scooters and cycles shall be provided.

- (iv) After permissible coverage of 50% of plot area, the balance area shall be used for parking within the premises and for other incidental uses as mentioned above.

(d) Hotels/Guest Houses:

The Hotels shall be permitted in specified commercial area. Guest Houses with minimum 5 rooms can also be permitted in residential land use zones on specific ground (s) beside commercial land use zones. The minimum plot size/area, coverage, FAR and set backs shall be as under:—

Sl. No.	Plot Size in Square Metres	Maximum Coverage	Set backs in Metres				F.A.R.
			Front	Left side	Right side	Rear	
1	2	3	4	5	6	7	8
A. HOTEL :							
1.	Upto 500	50%	3.00	2.00	2.00	2.00	2.00
2.	501 to 1000	45%	4.00	3.00	3.00	2.00	1.60
3.	Above 1001	40%	5.00	3.00	3.00	2.00	1.40
B. GUEST HOUSES :							
1.	250 to 499	50%	3.00	2.00	2.00	2.00	1.75

The Hotels Guest Houses shall be permitted provided following regulations are met with:—

- The proposed Guest Houses/Hotels must have a vehicular access atleast with a width of not less than 3.00 mtrs.
- The proposed Guest House/Hotels must have car parking space atleast equal to the half of the number of suits proposed.
- The proposed Guest Houses/Hotels must have congenial environment including open spaces around and should not in any manner be disturbing to the residential houses around.
- Each suit should have an attached independent toilet.
- The maximum occupancy for Guest Houses shall be 10 rooms.
- The minimum and maximum floor height for Guest Houses/Hotels shall be 2.70 and 3.50 metres respectively.

Note :

- The minimum or maximum plot size /area as mentioned above shall not be applicable in the cases where sub-division of land has taken effect before the commencement of this Development Plan.

- (ii) Front set back of 3.00 metres which will form an arcade and rear set back of 2.00 metres is must for commercial plots.
- (iii) The side set backs shall not be necessary in commercial zone having common walls of shops, but in newly developed Commercial areas 7.00 metres wide alley (gap) shall be left after each block of not more than 45.00 metres in length.
- (iv) If a commercial building/plot abuts on two or more streets (path/roads) the building/plot shall be deemed for the purpose of this regulation to face upon the street (path/road) that has greater width.
- (v) If the plot is located on existing or proposed roads/paths as envisaged in table 15 of Chapter 5, the front set back shall be left from the edge of Right of way (ROW) as given in Note 8 under regulation 7.4.1.3.
- (vi) Every commercial plot should have minimum vehicular access at least with a width of not less than 3.00 metres.
- (vii) Provision of parking in commercial zone is must.
- (viii) Adequate parking space for cars, scooters, bicycles etc. shall be provided in case of Cinema/Hotel/Guest House plots.
- (ix) Parking if proposed on existing/proposed roads shall not be permitted in any case.

7.4.2.3. Existing Commercial Area :

The existing bazars of Nalagarh falls in the main town as has already been defined as Existing Core Built up Area in para 7.4.1.4. The following regulations shall be applicable to the existing commercial area:—

- (i) Set backs shall not be compulsory in case of existing authorised buildings provided existing building line is maintained. However, front and rear set backs shall be determined by the existing building line whereas set backs on sides shall not be compulsory.
- (ii) In case of new construction or re-construction by demolishing old one, 2.00 metres to 3.00 metres wide arcade in front of shop shall be provided.
- (iii) No. of storeys shall not exceed four in any case.
- (iv) FAR shall not be applicable but the existing sky line shall be maintained.
- (v) Basement, attic and mezzanine floor shall be counted as a storey.

7.4.3. Industrial Zone :

7.4.3.1. The General regulations as laid down under regulation 7.2 shall be kept in view while permitting any development in this zone.

7.4.3.2. Minimum area of plot:

- (a) The minimum area of an industrial plot for small scale industry shall be 250 sqm. to 500 sqm.

- (b) The services/light manufacturing industries shall have plot area between 501 sqm. to 1000 sqm.
- (c) The minimum plot area of medium industry shall be from 1001 sqm. to 5000 sqm.
- (d) The minimum plot area for a heavy industry shall be above 5000 sqm.
- (e) The plot areas as mentioned in Clause (a) to (d) above would not be applicable in the cases where the sub-division of land has taken effect before the commencement of this Development Plan.
- (f) The industrial plots, if any, created/allotted by the H.P. State Industrial Development Corporation or any other authority prior to coming into force of these regulations shall be considered.
- (g) The layout and design of industrial area as earmarked in the Development Plan shall be as per requirement of the industry and shall be got approved from the Director.

7.4.3.3. The minimum size/area of plots, coverage, set backs, F.A.R. shall be as under:—

Sl. No.	Type of Industry	Size of plots in sqm.	Coverage	Minimum set back in metres			FAR
				Front	Sides Left & Right	Rear	
1.	Small Scale Industries.	250 to 500	75%	4.50	2.00	2.00	1.50
2.	Services/light Industries.	501 to 1000	70%	7.50	3.00	4.00	1.95
3.	Medium	1001 to 5000	60%	10.00	5.00	5.00	1.00
4.	Heavy	Above 5001	50%	15.00	7.50	7.50	0.60

Note.—

- (i) If the plot is located on existing or proposed roads/paths as envisaged in table 15 of Chapter 5, the front set back shall be left from the edge of right of way (ROW) as given in note 8 under Regulation 7.4.1.3 or as given above whichever is on higher side.
- (ii) No road within the industrial zone shall be less than 9.00 metres of right of way.
- (iii) The industrial zone shall have minimum 15 per cent of area for landscaping in the form of parks/buffers.
- (iv) Suitable land scape plans for the industrial zone shall be prepared indicating in reasonable detail, the land-scape development of the parks, buffer strips and road side plantation.
- (v) The minimum floor /storey height for industrial buildings shall be 360 metres excluding the roof height.

- (vi) Proper fire hydrants and fire measures shall have to be provided. The industries which are prone to fire hazards such as spinning mills. paper mills etc. shall have to supply a line plan showing proper fire fighting arrangements etc.

7.4.4. Facilities and Services Zone/Government and Semi Government Offices Zone :

7.4.4.1. The general regulation as laid down under regulation 7.2 shall be kept in view while permitting any development in this zone.

7.4.4.2. The permissible coverage, set backs and F.A.R. in the facilities & Services zone Government & Semi Government Offices Zone shall be as under:—

Sl. No.	Description	Coverage	Set Backs			F.A.R.
			Front	Sides Lt. & Rt.	Rear	
1.	Educational Building	40%	5.00	3.00	4.50	1.00
2.	Police Station Fire Station.	40%	5.00	3.00	4.50	1.00
3.	Medical	40%	5.00	3.00	4.50	3.00
4.	Community Hall Library Religious Building.	40%	5.00	3.00	4.50	1.00
5.	Govt. & Semi Govt. Office	40%	5.00	3.00	4.50	3.00

Note :—

- (i) upto 50% of open area shall be utilized for open parking and roads and the rest shall be land scaped.
- (ii) 5% additional coverage shall be allowed for garrage and other vehicle sheds.
- (iii) Minimum and Maximum floor height for public buildings shall be 3.00 metres and 3.50 metres respectively.
- (iv) If the plot is located on existing or proposed roads/paths as envisaged in table 15 of Chapter 5; the front set back shall be left from the edge of right of way (ROW) as given in Note 8 under regulation 7.4.1.3.
- (v) In case of petrol/diesel filling stations, the layout plan/norms prescribed for set backs etc. by the Indian Oil Corporation (I.O.C.) shall be adopted. However on National Highways and State Highways the front set back shall be kept 5.00 metres. If the rear and sides set backs are not mentioned on the layout plan (I.O.C.) than the sides and rear set backs shall be kept as 2.00 metres. In case plot is located on the roads as prescribed under table 15 of Chapter 5; the front set back as prescribed under Note, 8 of regulation 7.4.1.3, then, shall have to be left.

- (vi) In the case of godowns for liquified petroleum gas (LPG) cylinders, the norms as prescribed by the Oil and Natural Gas Commission (ONGC) shall be adopted. However, the front set back as given in Note 8 under regulation 7.4.1.3 shall have to be left in case the plot is located on the roads as prescribed under table 15 of Chapter 5.
- (vii) The set back shall not be applicable to services like Electric Sub-Stations, Road side infrastructure/ facilities such as rain shelters, land scaping /auto services etc. which have specially been permitted by the H. P. Public Works Department (Building and Roads) in the acquired width of roads.
- (viii) In case of existing institutional buildings, Govt./Semi Govt. office buildings in zones other than this zone the permission on special grounds may be given by the Director to construct such institutional buildings according to the requirements and regulations of that particular zone.
- (ix) Every plot should have minimum vehicular access of 3.00 metres.

7.4.5. Parking and open spaces Zone :

7.4.5.1. The General Regulations as laid down under regulation 7.2 shall be kept in view while permitting any development in this zone.

7.4.5.2. In case of construction of any building incidental to parks and open spaces such as stadium sports room etc. the regulation as applicable to facilities & services zone. Govt. & Semi Govt. offices zone as envisaged under Regulation 7.4.4 of this Development Plan shall be made applicable in this zone also.

7.4.6. Traffic and Transportation Zone :

7.4.6.1. The general regulations as laid down under regulations 7.2 shall be kept in view while permitting any development in this zone.

7.4.6.2. The case of construction of any building incidental to Traffic & Transportation zone, such as convenient shopping, hotels, ware housing, waiting hall etc. the regulations as applicable to commercial zone shall be made applicable in this zone as envisaged under Regulation 7.4.2 of this Development Plan.

7.4.7. Agriculture and Water Bodies Zone :

7.4.7.1. The General Regulations as laid down under regulation 7.2 shall be kept in view while permitting any development in this zone.

7.4.7.2. A person who, owns on the commencement of this Development Plan and thereafter continues to own land or his successor and intends to construct a farm house for agricultural purposes shall make a simple application to the Director for seeking permission. The Farm House shall be:—

- (i) Comprised of covered area not exceeding 200 sqm.
- (ii) Shall not be having more than two storeys including basement or attic and mezzanine floor.
- (iii) For the purpose of this regulation the expression 'Farm House' shall include a 'Cattle Shed'.

(iv) Farm house will have to be on a piece of land measuring at least two Bighas.

7.4.7.3. Though no construction other than Farm House and Cow Sheds etc. should be allowed in this zone, however, uses incidental to agriculture such as piggery, poultry farming, quarrying, minning, bee keeping. Godowns Lime kilns, brick kilns, servicing and repair of farm machinery, cold storage, bus stand, parking, transit visitor camps etc. shall be allowed. In case of any other construction purely incidental to Agriculture use is, if, bound to be allowed in this zone, in that case the regulations as applicable to Residential zone under regulation 7.4.1 should be made applicable.

7.4.7.4. Unless otherwise specified under all the above regulations no such planning permission shall be required for village "Abadi Deh" as defined in the Revenue records. Construction in Abadi Deh area shall continue to be covered/Governed as per existing village conventions.

7.4.7.5. A simple application shall be submitted to the Director for construction of single storey structures for self employment activities e.g. Shop, Atta Chakki, Poultry Farm, Dairy, Godowns for food, seeds, fertilizers agricultural equipments/instruments, Service industry and small scale industry promoting agriculture. The application shall contain the following description:—

- (i) Name and Father's name of the applicant alongwith correspondence and permanent address.
- (ii) Description of land and activity proposed.
- (iii) A location/site plan describing the exact location of the site (with or without scale).
- (iv) Line plan of the proposed construction (Scale 1 : 100).

However, each of such application shall be accompanied with a recommendation of the panch of the area that the proposed activity/construction is not going to cause any nuisance and that there is a proper approach path existing or proposed by the applicant.

7.4.7.6. Note :

The Nalagarh is an old town and is being governed by the Rules/Regulations/Bye Laws as framed by the Municipal Committee, Nalagarh. Therefore, all its schemes/layouts and permissions granted before coming into force of this Development Plan shall have to be honoured and need not to be got sanctioned from the Director. However, after coming into force of this Development Plan prior approval of the Director shall be mandatory and binding to all concerned including Municipal Committee, Nalagarh.